

## **FACTSHEET**

**TITLE:** **SPECIAL PERMIT NO. 1123B**, to expand the boundary of the existing special permit for the People's City Mission, and to reduce the front yard setback from 15' to 4' for the proposed shelter within an existing building north of "R" Street, generally located between North 1<sup>st</sup> Street and North 2<sup>d</sup> Street and "Q" to "S" Streets.

**STAFF RECOMMENDATION:** Conditional approval.

**ASSOCIATED REQUESTS:** Waiver No. 02005 (03R-181); Street & Alley Vacation No. 01021 (03-134); and Conservation Easement Agreement (03R-235).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 07/23/03  
Administrative Action: 07/23/03

**RECOMMENDATION:** Conditional approval, with amendments (6-0: Larson, Bills-Strand, Taylor, Marvin, Carlson and Schwinn voting 'yes'; Duvall, Krieser and Steward absent).

### **FINDINGS OF FACT:**

1. This is an application to expand the boundary of the existing special permit to the north and to reduce the front yard setback for the existing building north of R Street, which building was constructed approximately ten years ago and was apparently not built according to the building permit.
2. This application and the "Associated Requests" listed above all relate to the People's City Mission and are being presented to the City Council as one package.
3. The staff recommendation of conditional approval on the special permit is based upon the "Analysis" as set forth on p.4-5, concluding that, with the conditions of approval, the request is in conformance with the Comprehensive Plan.
4. A letter from the Army Corps of Engineers dated July 22, 2003, was submitted at the public hearing, indicating that a Section 404 permit is not required for this project (p.20).
5. The applicant's presentation is found on p.8-9, and the additional information submitted about "*The Homeless Intervention Center*" is found on p.21-24). The applicant requested that the conditions requiring a landscape plan and recreation plan be moved to requirements at the time of building permit as opposed to prior to scheduling on the City Council agenda. The applicant had also requested that Condition #1.5 be moved, which requires the submittal of a drainage plan; however, Buff Baker of Public Works & Utilities indicated that Public Works had reached agreement with the applicant on this issue.
6. There was no testimony in opposition.
7. On July 23, 2003, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend conditional approval, with amendment moving Conditions #1.3 and #1.4 from "Site Specific" to "Before receiving building permits", as requested by the applicant and agreed upon by staff.
8. The requirements of the Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

**FACTSHEET PREPARED BY:** Jean L. Walker  
**REVIEWED BY:**  
**REFERENCE NUMBER:** FS\CC\2003\SP.1123B

**DATE:** August 18, 2003  
**DATE:** August 18, 2003

# **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**for July 23, 2003 PLANNING COMMISSION MEETING**

**\*\*As Revised by Planning Commission: 07/23/03\*\***

**P.A.S.:** Special Permit #1123B, People's City Mission

**PROPOSAL:** To expand the existing City Mission at 110 'Q' Street.

**LOCATION:** Generally located between N. 1<sup>st</sup> - N. 2<sup>nd</sup> and "Q" - "S" Streets.

**WAIVER REQUEST:**

Front Yard Setback from 15' to 4' for the proposed shelter within an existing building north of R Street. All new construction shall meet required setbacks.

**LAND AREA:** 4.63 acres, more or less.

**CONCLUSION:** With conditions the request is in conformance with the Comprehensive Plan.

**RECOMMENDATION:**

Conditional Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 4-11; the north ½ of the vacated alley adjacent to the south line of Lots 4-6; the south ½ of the vacated alley adjacent to the north line of Lots 7-11; the vacated east 14' of N. 1<sup>st</sup> Street; the north 14' of "O" Street; all located in Block 263, Original Plat of Lincoln; and Lots 1-12, Block 264, the east-west vacated alley adjacent to S Street, adjacent to Block 264, and Lots 11 and 12, Block 275, Original Plat of Lincoln; all located in the SW 1/4 of Section 23-10-6, Lancaster County, Nebraska

**EXISTING ZONING:** I-1, Industrial

**EXISTING LAND USE:** Temporary shelter for the homeless, undeveloped.

**SURROUNDING LAND USE AND ZONING:**

North:	Salt Creek, undeveloped	I-1, Industrial
South:	Industrial uses	I-1
East:	Lumberyard storage yard and undeveloped	I-1
West:	Midland Equipment Company open storage	I-1

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan shows this area as industrial. (F-25)

This area is in a 100-year flood zone. The Mayor's Floodplain Task Force has developed policy standards for floodplains that consider the natural functions played by these areas.

“There is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designing areas for future urban development outside of floodplain and floodway areas. This would preserve the important natural and beneficial functions of floodplains, including flood storage and conveyance properties”. (F-78)

“Subject to the findings of the Mayor’s Floodplain Task Force and the assumptions used in crafting this Plan, future urban development will be outside of the floodplain and floodway. This helps new development avoid potential flood risks and preserves the important functions of the floodplain. Keeping development outside of the floodplain preserves flood storage and other natural and beneficial functions of floodplains. It also avoids the long-term, cumulative impact of development in the floodplain”. (F-79)

“Opportunities should be sought for the reclamation of floodplain functions through the acquisition and relocation of structures and the re-establishment of natural or open space areas”. (F-79)

“Developing a balanced transportation system that meets the mobility needs of the community and supports Lincoln and Lancaster County’s land use projections and plan”. (F-87)

## **HISTORY:**

The Planning Commission approved Waiver #02005 to waive street paving, sidewalks, street trees and storm sewer on **June 25, 2002**.

The Planning Commission approved Street and Alley Vacation #01021 for east-west alley from North 1<sup>st</sup> to North 2<sup>nd</sup> Street in Block 264, Original Plat of Lincoln on **January 9, 2002**.

The City Council approved Special Permit #1123A to expand the People’s City Mission and to reduce the front yard setback from 15' to 6' on **January 18, 2000**.

City Council denied Special Permit #1554 for a salvage yard at N. 1<sup>st</sup> and R Streets on **April 12, 1995**.

City Council denied Special Permit #1369 for a self storage building at 415 N. 2<sup>nd</sup> Street on **June 18, 1990**.

The City Council approved Special Permit #1123 for the People’s City Mission on **January 28, 1985**.

Ordinance #13562 vacating “S” Street from the east line of North 1<sup>st</sup> Street to the west line of North 2<sup>nd</sup> Street was approved by the City Council **March 28, 1983**.

The area was zoned L, Heavy Industrial until it was updated to I-1, Industrial during the **1979** zoning update.

**UTILITIES:** Sanitary sewer will be available in N. 2<sup>nd</sup> Street as soon as the main is extended from the east. The Public Works & Utilities Department currently has executive orders to build this main. Water is available in N. 2<sup>nd</sup> Street.

**TRAFFIC ANALYSIS:** North 1<sup>st</sup>, North 2<sup>nd</sup>, “R” and “S” Streets are classified as local streets in the Comprehensive Plan. There are no paved streets and sidewalks are limited to the perimeter of the existing People’s City Mission structure as shown on the aerial photograph. Sidewalks and street paving are necessary for the mobility of the people using the shelter.

**ENVIRONMENTAL CONCERNS:** The area is located within the floodplain. There is real concern about residential uses within this area. The applicant should address how they intend to deal with emergency situations.

**ANALYSIS:**

1. This is an application to expand the boundary of the existing special permit to the north for the People's City Mission. There is a request for to reduce the front yard setback for the existing building north of R Street. The existing building north of R Street does not meet the front yard setback along R Street because it was apparently not built according to the building permit. The building permit indicated the building would be outside of all setbacks. The building was built approximately ten years ago.
2. Section 27.63.620 allows the special permitted use for a temporary shelter for the homeless in the B-4, Local Business or I-1, Industrial districts. The provision for the special permit indicates four criteria:
  1. Parking shall be in conformance;
  2. The distance between the shelter and any existing group home be at least 1,000';
  3. The hours of operation may be restricted and overnight lodging may be prohibited;
  4. Additional conditions may be imposed for the protection of abutting land uses and the height and area regulations of the district may be increased or decreased, consistent with the protection of the public health, safety and general welfare.
3. The Public Works & Utilities Department indicated that establishing a dwelling in a floodplain is not in conformance with the Lincoln Municipal Code. Public Works & Utilities Department stated that they need drainage plans for all new parking lots and parking lot design standards require a minimum of 15' of driveway penetration from the property line into the parking lot site.
4. The Watershed Management Section of Public Works & Utilities Department concurred with the Public Works & Utilities Department assessment of dwellings in the floodplain. Further they stated that in the event that the current structure is not presently built above the 100 year floodplain and significant improvements are to be done to the structure that the owner may be required to raise the structure above the 100 year floodplain. They indicated that the applicant should contact the Building and Safety Department.
5. The Comprehensive Plan discourages residential development in the floodplain. The City Mission is in a floodplain, however, the temporary shelter for the homeless is identified as a special use in the I-1, Industrial district. The City Council reviewed this issue in 1985 when the original permit was issued and determined that there was a difference between permanent and temporary residential uses by approving this use in a floodplain. The Zoning Ordinance defines Temporary Shelter for the Homeless as a structure used as a day facility or temporary dwelling for transient or homeless individuals, but not including orphanages or foster homes, operated by a nonprofit religious, educational or philanthropic institution (27-12.2). A temporary shelter such as this is not considered a residential use. A task force reviewed locations for the City Mission and this site was recommended by the task force.

6. The Lincoln Airport Authority indicated that this area is within an outer approach zone and the requirements of Chapter 27.59, indicating height certification requirements, must be met.
7. The Parks and Recreation Department requested a landscape and recreation plan.
8. The Lincoln-Lancaster County Health Department indicated that they are concerned about having susceptible populations within industrial zoning. Their advisory comments are attached.
9. The City Council determined at the time they approved the original special permit for the People's City Mission, that this was an appropriate use for this location. There were no stipulations discussed originally that limited future expansion. All new structures must meet floodplain regulations through the building permit process.
10. The Mission is in the process of completing a master plan for their area. At this time, they are not sure of how they will expand. This amendment expands the boundaries but allows new facilities to be shown on the site plan through administrative amendment. The master plan should consider the vacation of the abutting streets that are unnecessary and do not provide frontage or access to other lots in different ownership.
11. Police Department, Fire Department, Emergency Communications, did not object to the application.
12. The site plan incorrectly shows the required setback for the I-1, Industrial district. The required front yard setback is 15', the site plan shows 10'. This must be revised on the plan, with the exception of the requested waiver.

### **CONDITIONS:**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the legal description to include all property in one description.
- 1.2 Add a note to the site plan indicating that this area is within the outer approach zone of the airport and all requirements of Chapter 27.59 must be met.
- ~~1.3 Provide a landscape plan to the satisfaction of the Parks and Recreation Department. (**\*\*Moved to Condition #3.3 at the request of the applicant and agreed upon by staff, per Planning Commission: 8/06/03\*\***)~~
- ~~1.4 Provide an outdoor recreation plan to the satisfaction of the Parks and Recreation Department. (**\*\*Moved to Condition #3.4 at the request of the applicant and agreed upon by staff, per Planning Commission: 8/06/03\*\***)~~

- 1.5 Submit drainage plans to the satisfaction of the Public Works & Utilities Department.
  - 1.6 Revise the site plan to meet parking lot design standards to the satisfaction of the Public Works & Utilities Department.
  - 1.7 Address the Public Works & Utilities Department and Watershed Management Department concerns regarding how to deal with emergency flooding situations and the residents of the shelter.
  - 1.8 Provide the utility easements as requested by the Lincoln Electric System.
  - 1.9 Revise the site plan to indicate a “waivers” table showing all requested waivers and locations of waivers.
  - 1.10 Revise the site plan to show the correct location of the proposed shelter indicating the existing substandard setback of 4' and to show all other required setbacks.
  - 1.11 Show sidewalks extending to the new facility north of R Street.
2. This approval permits the expansion of the boundary of the People’s City Mission with a waiver to the front yard setback as shown on the site plan.

General:

3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised **final** plan including 6 copies and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.
  - 3.3 Provide a landscape plan to the satisfaction of the Parks and Recreation Department.  
**(\*\*Moved from Condition #1.3 at the request of the applicant and agreed upon by staff, per Planning Commission: 8/06/03\*\*)**
  - 3.4 Provide an outdoor recreation plan to the satisfaction of the Parks and Recreation Department.  
**(\*\*Moved from Condition #1.4 at the request of the applicant and agreed upon by staff, per Planning Commission: 8/06/03\*\*)**

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the shelter all development and construction shall have been completed in compliance with the approved plans.

- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner  
Planner

**DATE:** July 10, 2003

**APPLICANT  
& OWNER:** Ron Buchinski  
People's City Mission  
Lincoln, NE 68506  
110 "Q" Street  
(402)475-1303

**CONTACT:** Michael Bott  
Michael Bott & Associates  
1540 S. 70<sup>th</sup> Street  
Suite 102  
(402)483-4024

# **SPECIAL PERMIT NO. 1123B**

## **AN AMENDMENT TO THE PEOPLE'S CITY MISSION HOME**

### **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

July 23, 2003

Members present: Larson, Bills-Strand, Taylor, Marvin, Carlson and Schwinn; Duvall, Krieser and Steward absent.

Planning staff recommendation: Conditional approval.

Ex Parte Communications: None.

Becky Horner of Planning staff submitted a letter received from the Army Corps of Engineers indicating that a site visit was performed, finding that there are no permitting requirements, and that they do not object to this request.

### Proponents

**1. Michael Bott**, 1540 So. 70<sup>th</sup> Street, the architect for the applicant, accepted the conditions of approval as set forth in the staff report, except Conditions #1.3, #1.4 and #1.5, referring to the landscape plan, an outdoor recreation plan and site drainage. Since most of this site is being held for future development which has not yet been determined, Bott suggested that the Mission does not want to do a landscape plan; however, they will do landscaping around the existing building that will be put into use right away.

Carlson noted that the existing building is not flood-proofed. Bott responded that it is basically an existing building that is three feet below the 100 year floodplain. The building does not lend itself to floodproofing. It is a metal building and you would be basically building a moat around it with a movable gate or raising it up and this is not feasible. The Mission believes they can have people move to the main building in the event of a flood coming.

**2. Ron Buchinsky, of The People's City Mission**, submitted a brochure developed for the expansion for the men's shelter. The intent and desire is to move the high risk homeless across the street to this facility. This is going to free up some space in the existing shelter to house men who have completed an intense rehabilitation program and provide housing for them. The Mission does see the need to develop an emergency contingency plan in the event Salt Creek should rise – they would want to immediately move those men over to the facility across the street at 110 Q. Significant portions of the building have been expanded, so within 5 minutes they could relocate every resident from the men's shelter into the emergency shelter. He agreed that it is proper for The Mission to have a formal contingency plan, but as it stands now, they could move 60 individuals across the street into the existing dining room until the water is abated and not skip a beat in services.

Marvin inquired as to whether the area has ever been under water. Buchinski was not aware of any time that it had been under water. It is in the 100-year floodplain so they do not anticipate action very

often. Bott commented that being in a 100-year floodplain and Salt Creek having the watershed area it does, it does rise slowly -- we are talking about days or at least 8-10 hours -- so there is not going to be a quick flood there. They will have plenty of time to move. Bott suspects that the area might have been wet back in 1953.

Carlson confirmed that the building exists and they are not taking out flood storage. Bott stated that the Mission will invest funds to remodel an existing warehouse and it is no longer on septic.

There was no testimony in opposition.

#### Staff questions

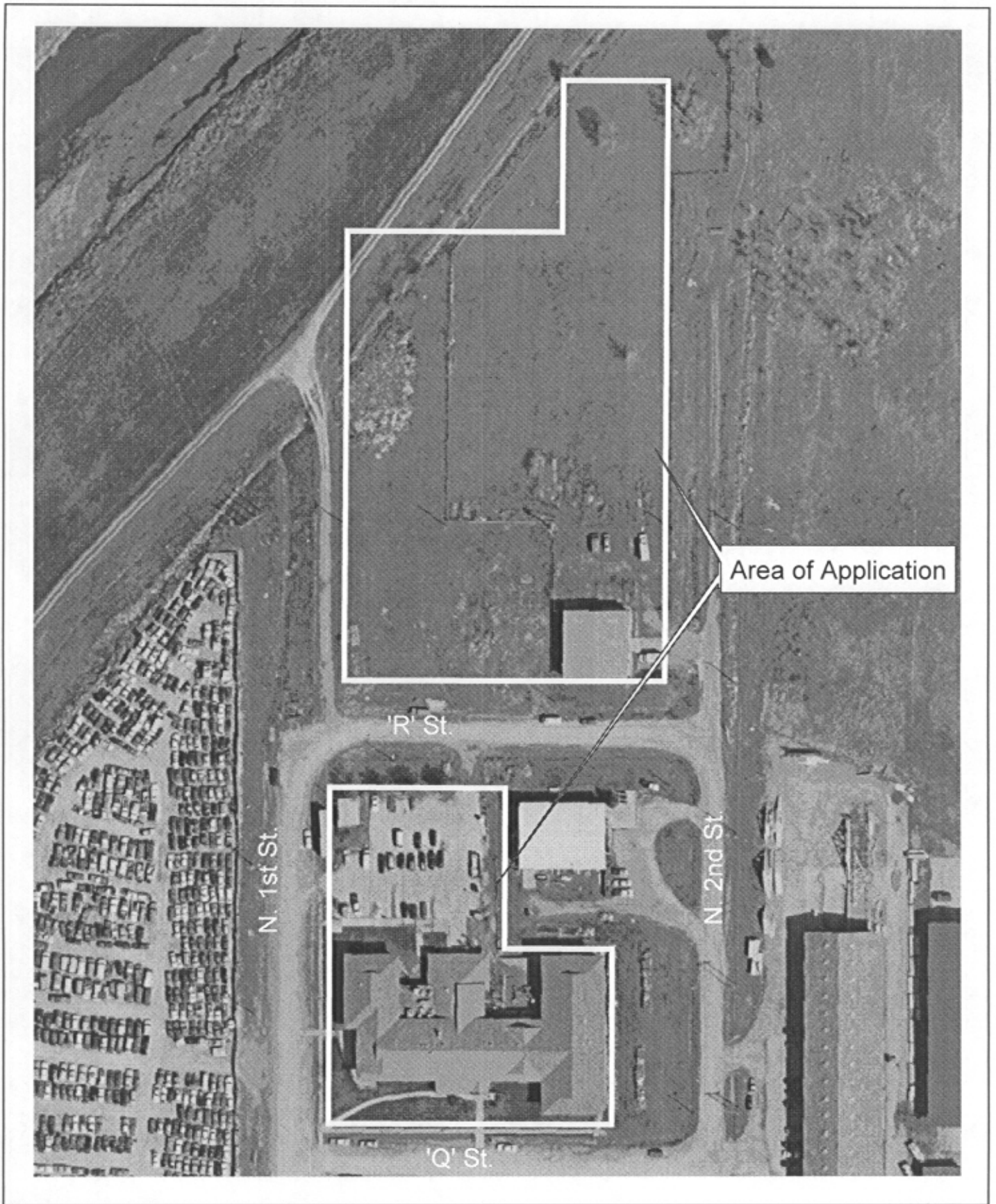
Schwinn asked staff to respond to the condition regarding the landscape plan. Horner agreed that Conditions #1.3 and #1.4 could be moved from "site specific" to a requirement "before receiving building permits", i.e. Conditions #3.3 and #3.4. At the time they come in for building permit, the staff would only be reviewing for parking lot screening, and Horner is the one who reviews those landscape plans.

Buff Baker of Public Works confirmed that they had talked with the applicant about the drainage plan on the overall site and that was the reason for the comment and Condition #1.5. The discussions included this lot and three other lots. Public Works does not object to letting this portion go forward like it is.

#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

July 23, 2003

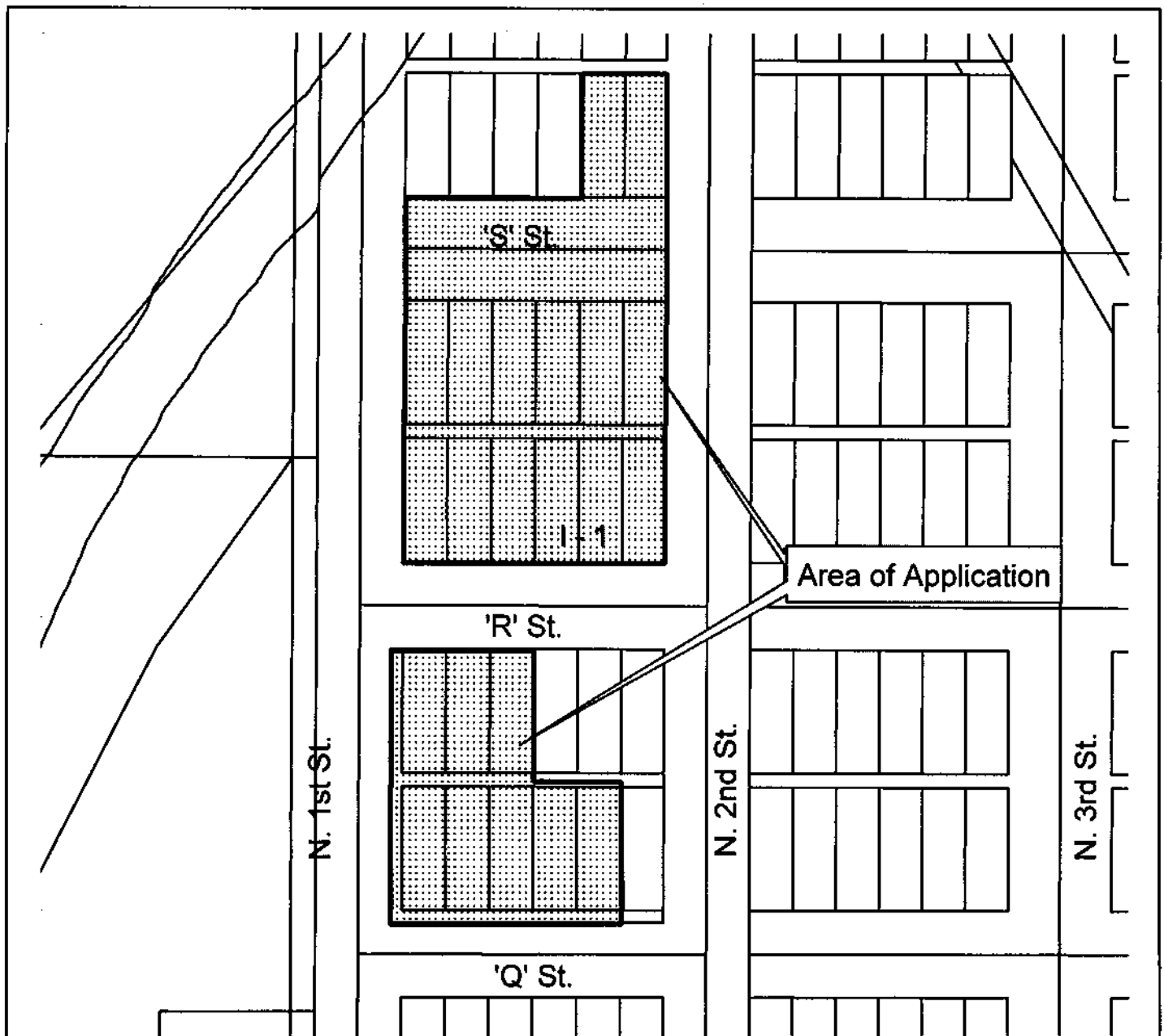
Taylor moved approval, with conditions, with amendment moving Condition #1.3 and #1.4 to #3.3 and #3.4, seconded by Bills-Strand and carried 6-0: Larson, Bills-Strand, Taylor, Marvin, Carlson and Schwinn voting 'yes'; Duvall, Krieser and Steward absent.



**Special Permit #1123B**  
**N. 1st & 'R' St.**



Lincoln City - Lancaster County Planning Dept.  
2002 aerial

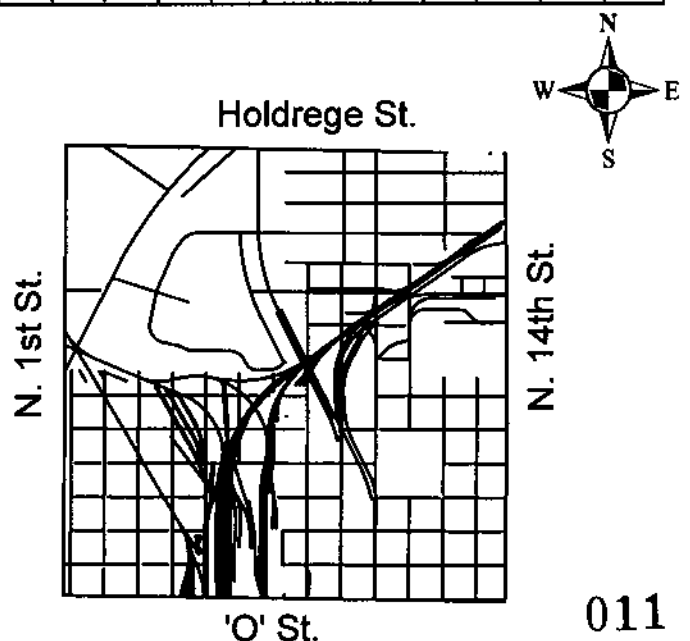
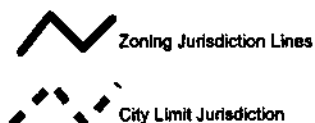


## Special Permit #1123B N. 1st & 'R' St.

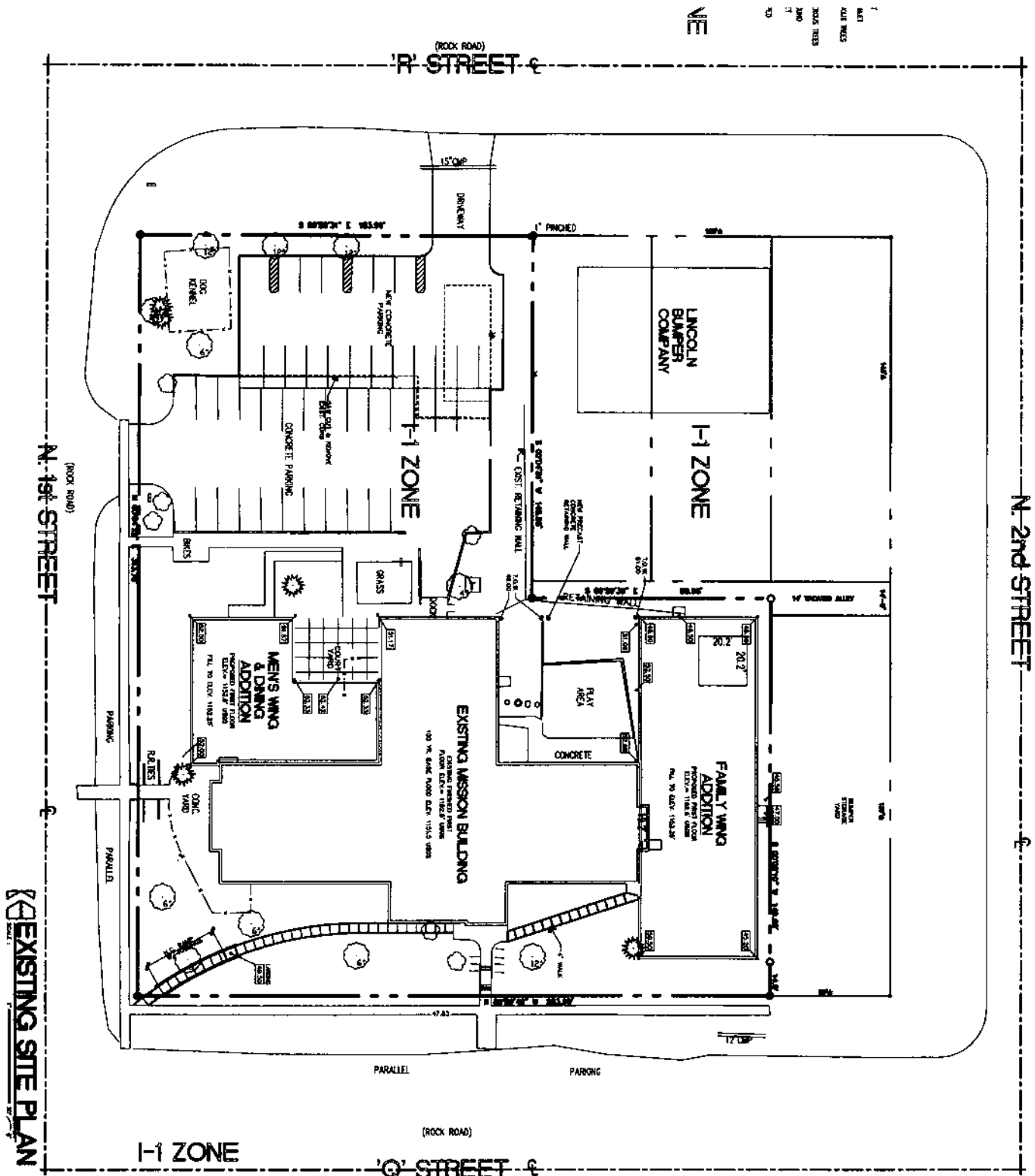
### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 23 T10N R6E

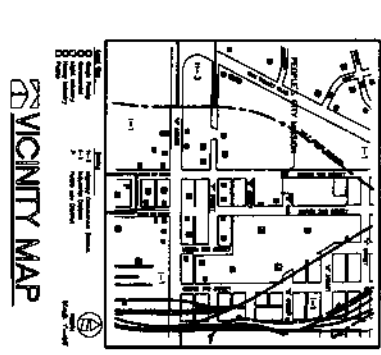


011



EXISTING SITE PLAN

I-1 ZONE



VICINITY MAP

**LEGAL DESCRIPTION OF EXISTING PROPERTY**

That certain lot and block of land, to-wit: Lot 1, Block 1, of the Lincoln Blues Company Subdivision, being more particularly described as follows: ...

**DESCRIPTION OF ADD TO BE ADDED TO EXISTING PROPERTY**

That certain lot and block of land, to-wit: Lot 1, Block 1, of the Lincoln Blues Company Subdivision, being more particularly described as follows: ...

**AMENDMENT STATISTICS**

AMENDMENT EXISTING BLDG. 4,000 SQ. FT.

AMENDMENT ADDITION 10,000 SQ. FT.

**TOTAL BLDG AREA THIS AMENDMENT**

14,000 SQ. FT.

**FUTURE BLDGS TO BE ADDED BY ADMINISTRATIVE AMENDMENT**

None

**PARKING**

EXISTING PARKING 10 SPACES

AMENDMENT PARKING 20 SPACES

**BENCHMARK INFORMATION**

MONUMENT: ELEVATION 1168.81 FEET

MONUMENT: ELEVATION 1168.81 FEET

MONUMENT: ELEVATION 1168.81 FEET

**FLOOD PLAN INFORMATION**

100 YEAR FLOOD ELEVATION 1168.81 FEET

500 YEAR FLOOD ELEVATION 1168.81 FEET

1% ANNUAL CHANCE FLOOD ELEVATION 1168.81 FEET

013

**Block 275**

Block 264

~~9<sup>th</sup> STREET CLOSED~~

**15' ALLEY CLOSED**

**PROPOSED FUTURE BUILDINGS  
TO BE APPROVED BY ADMINISTRATIVE AMENDMENT**

**N-1st STREET**

# AMENDMENT SITE PLAN

~~'R' STREET~~

**PCM AMENDED SPECIAL PERMIT #1123**

**SP-2** **Michael S. Bott & Associates Architects**  
Suite 102 Lincolnshire Square 1540 South 70th Street Lincoln, Nebraska 68506 PH402/453-4024 F.C.

Suite 102 Lincolnshire Square 1540 South 70th Street Lincoln, Nebraska 68506 PH.402/ 483-4024 F.C.

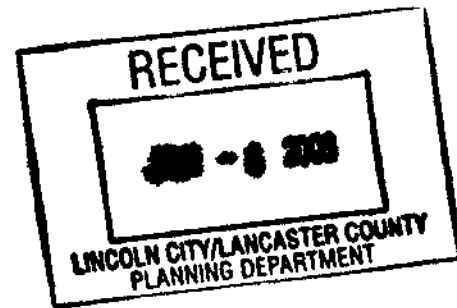
2. **THEORY**



# Michael S. Bott & Associates Architects

Suite 102 Lincolnshire Square 1540 South 70th Street Lincoln, Nebraska 68506 Ph. 402/483-4024 Fax 402/483-4488

P.C.



June 6, 2003

Ms. Becky Horner  
Planner  
City Planning Department  
555 S 10th Street  
Lincoln, NE 68508

**RE: People's City Mission Amendment to expand the land area of the existing Special Permit #1123 and to permit a Specially Permitted Use for Temporary Shelter for the Homeless**

Dear Becky,

Thank you for your help thus far on this amendment application. Please find enclosed a certificate of ownership, a check for One hundred dollars, and six copies of the Site Plan, sheets SP-1.1 and SP-1., for an amendment to expand the existing area of the People's City Mission's existing Special Permit area. The plans have been revised to show the requirements as discussed by phone.

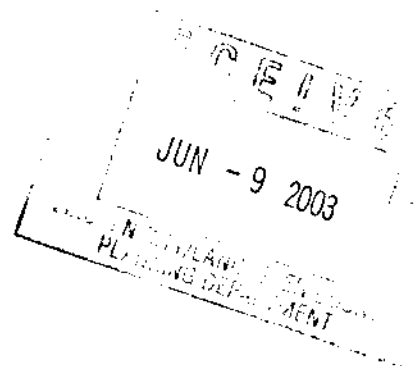
I spoke with Dennis Bartles and understand that he will raise the question of safety regarding the temporary shelter being located within a flood plain. We agreed that it was an issue and would be something to discuss.

If you have any questions about any of these items please let me know.

Sincere thanks,

Michael S. Bott  
Architect

Encl.



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Becky Horner

**DATE:** June 19, 2003

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** People's City Mission  
SP #1123A

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the special permit application with the following items noted:

- The proposed building expansion is located within I-1 zoning. While the existing People's City Mission building is located within I-1 zoning, the LLCHD does not advocate locating susceptible populations (elderly, children, etc.) within industrial zoning. The proposed expansion could simply place a greater number of people in I-1 zoning. Permitted uses within I-1 can pose a public health risk from exposure to hazardous materials and/or chemicals.
- Water and sanitary sewer to be provided by the City of Lincoln.
- Prior to demolition or renovation of any existing commercial or residential structure an asbestos survey must be conducted and ten or more working days prior to demolition/renovation a notification of demolition must be provided to the LLCHD. These are federal Environmental Protection Agency (EPA) requirements related to asbestos removal/demolition activities. The EPA does allow for one residential building exemption with four or fewer dwelling units per owner/operator. Documentation related to this matter should be submitted to Harry LeDuc with the LLCHD at 3140 N Street, Lincoln, NE 68510. Mr. LeDuc can be contacted at 441-8034.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



**PUBLIC WORKS AND**

**UTILITIES DEPARTMENT**



***MEMORANDUM***

**Date**

**To**

**From**

**Subject**

July 1, 2003

Becky Horner  
Ben Higgins, Dennis Bartels

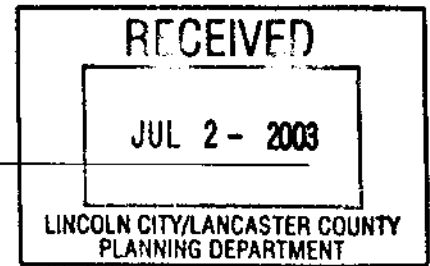
Devin Biesecker

***People's City Mission***

Below are Watershed Management's comments on the People's City Mission special permit #1123A. Comments are based on a plan set stamped June 9, 2003 by the Planning Department.

1. Watershed Management agrees with Dennis Bartels concerns regarding the safety of temporary shelter located in a floodplain.
2. The proposed structure is located in the floodplain of Salt Creek. If the structure is currently not built above the 100 year floodplain of Salt Creek and significant improvements are done to the structure the owner may be required to raise the structure above the 100 year floodplain. Contact the Building and Safety Department for proper permits and requirements.

# M e m o r a n d u m



**To:** Becky Horner, Planning Dept.  
BB  
**From:** Bruce Briney, Public Works and Utilities  
**Subject:** Special Permit #1123A, People's City Mission  
**Date:** June 30, 2003  
**cc:** Nicole Fleck-Tooze  
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Special Permit #1123A for People's City Mission to expand the area of existing Special Permit #1123. Public Works has the following comments:

- Establishing a dwelling unit in the flood plain is not in compliance with the Lincoln Municipal Code.
- Drainage plans should be submitted for the new parking lots.
- Parking lot design standards require a minimum of 15' of driveway penetration from the property line into the parking lot site.

# Memo



**To: Becky Horner, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: June 19, 2003**

**Re: People's City Mission SP 1123A**

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no the following comments:

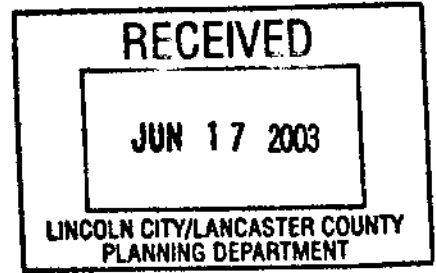
1. Please provide a landscape plan.
2. Please provide a play area plan (outdoor recreation) that meets national safety standards.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



www.lincolnairport.com

June 16, 2003



Ms. Becky Horner, Project Planner  
City-County Planning  
555 So. 10th  
Lincoln, NE 68508

Subject: Lincoln Airport, Lincoln, NE  
Special Permit #1123A  
People's City Mission

Ms. Horner:

We have reviewed the Special Permit Application and have the following comments:

It appears that this area is within an outer approach zone, per Chapter 27.59 and so will need to meet the requirements of that chapter concerning the height of structures in the area of the airport.

If you have any questions or comments, please advise.

Sincerely,

AIRPORT AUTHORITY

A handwritten signature in cursive script that reads 'Jon L. Large' followed by a small 'by lb'.

Jon L. Large, P.E.  
Deputy Director of Engineering

JLL/lb

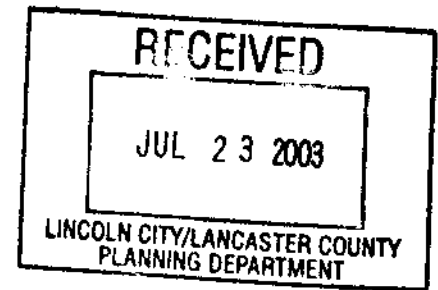
COPY



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, OMAHA DISTRICT  
NEBRASKA REGULATORY OFFICE-WEHRSPANN  
8901 SOUTH 154<sup>TH</sup> STREET, SUITE 1  
OMAHA, NEBRASKA 68138-3621

REPLY TO  
ATTENTION OF:

July 22, 2003



Mr. Ron Buchinski  
The People's City Mission Home  
110 "Q" Street  
Lincoln, Nebraska 68508

Dear Mr. Buchinski:

This letter pertains to your proposal for the expansion of People's City Mission. This expansion will take place in the S1/2 Section 23, Township 10 North, Range 6 East, Lancaster County, Nebraska. On July 21, 2003, I visited the site with Becky Horner of Lincoln's Planning Department. The area we inspected was within a fence on the north side of the property. No wetlands or waters of the United States were identified within the fenced area.

After reviewing the materials Becky Horner provided and pursuant to the site visit of July 18, 2003, the project will not require a Department of the Army permit.

If, in the future, you plan to place fill material in any waters of the United States please provide this office with an application for review for possible permit requirements.

Although a Department of the Army permit pursuant to Section 404 of the Clean Water Act and/or Section 10 of the River and Harbor Act is not required for this project, this does not eliminate the requirement that you obtain other applicable Federal, State, Tribal and/or Local permits as required.

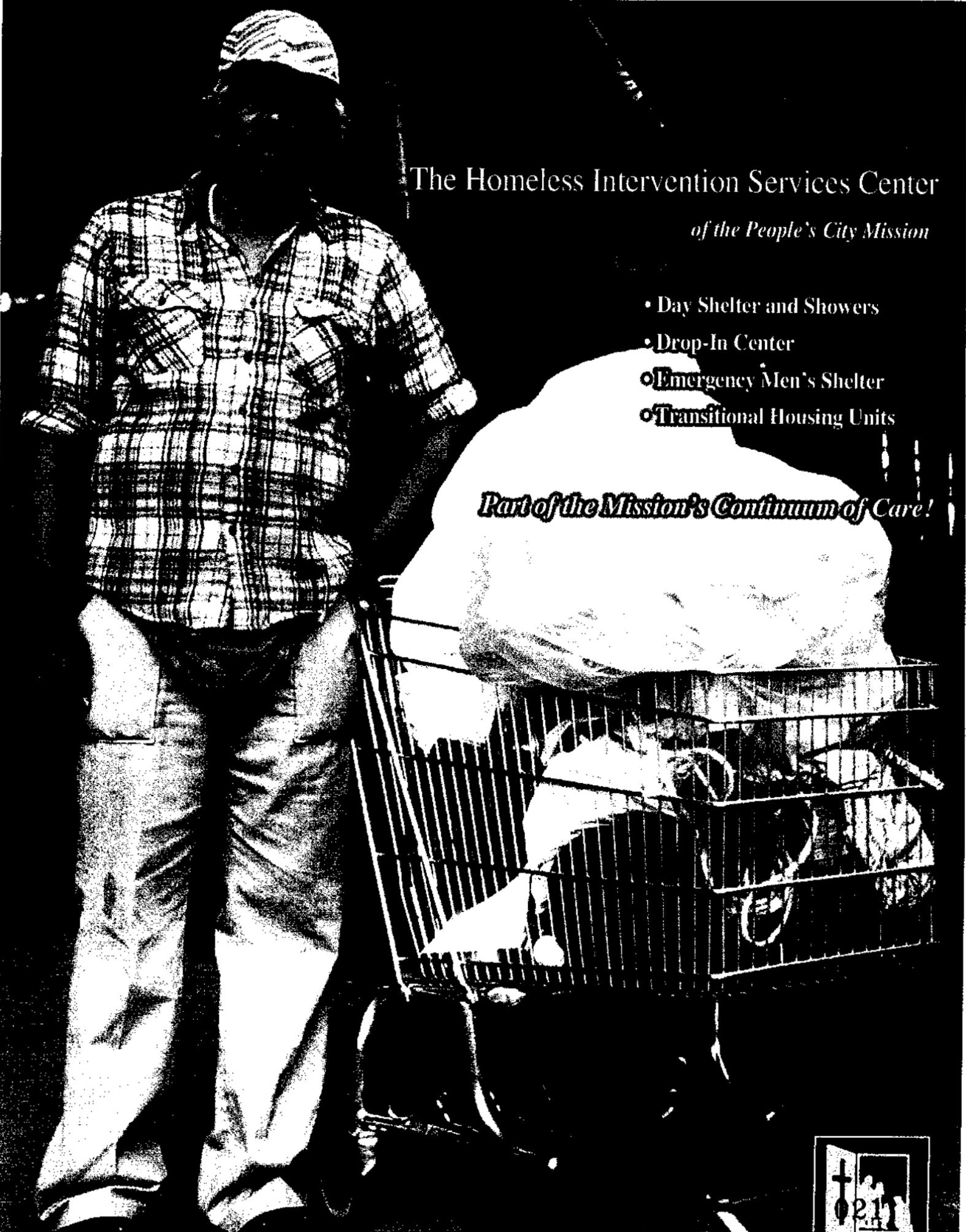
If you have any questions regarding this matter, please feel free to contact me at the above address or call (402) 896-0896 and refer to file number NE 03-10793.

Sincerely,

  
John Moeschen  
Project Manager

CF:  
City of Lincoln (Horner)

020



The Homeless Intervention Services Center  
*of the People's City Mission*

- Day Shelter and Showers
- Drop-In Center
- Emergency Men's Shelter
- Transitional Housing Units

***Part of the Mission's Continuum of Care!***



## BACKGROUND

The People's City Mission is the oldest homeless shelter in the State of Nebraska, having operated continuously since 1907. Since 1996 the Mission has eliminated extended stays by transients who would or could not address issues relating to their homelessness. These individuals are given "crisis shelter" from 9 pm to 7 am at the People's City Mission Men's Shelter. There are, of course, concessions made for inclement weather or other circumstances. In 2002 a medical dormitory was completed for high at-risk individuals awaiting treatment and staying at the Mission. Even with a high degree of accountability, the number of homeless men who seek emergency shelter nightly is a concern. The Mission's present programming is not designed for higher-risk, low-demand shelter that is needed by these individuals. A separate facility for "unprocessed" homeless men who are not in one of the Mission's transitional or extended dorm areas is ideal.

## MOTIVATION AND NEED FACTS

- The highest at-risk homeless have no designated shelter in Lincoln.
- The highest at-risk homeless must commit a crime or be extremely visible before they are involuntarily addressed.
- The highest at-risk homeless cost the city thousands of dollars in legal, medical and social non-profit dollars, while remaining unchanged.
- The highest at-risk homeless in Lincoln will be increasing if national statistics hold up locally.
- Two Lincoln shelters have just eliminated or reduced homeless beds due to costs and an Omaha-based mental health shelter has just closed.

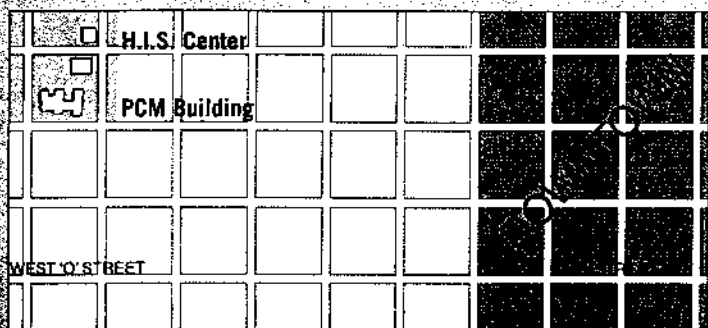
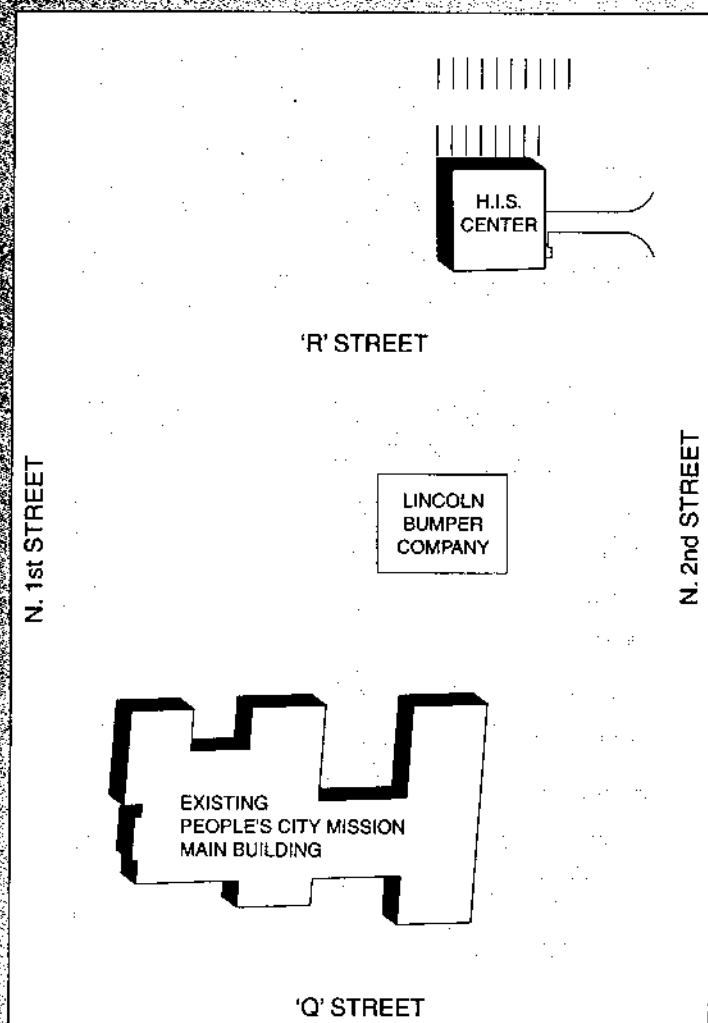
## BENEFITS

- Positive public perception to addressing this issue
- A clean, safe, experienced site established versus a "flophouse(s)"
- N.I.M.B.Y. publicity, negativity, longevity and expense avoided
- Access to a more accurate assessment of actual needs locally (reduction of "playing the system")
- Access to Federal funding for those wishing to partner with H.I.S. Center
- A shared "philosophy" from the point of entry to independent living

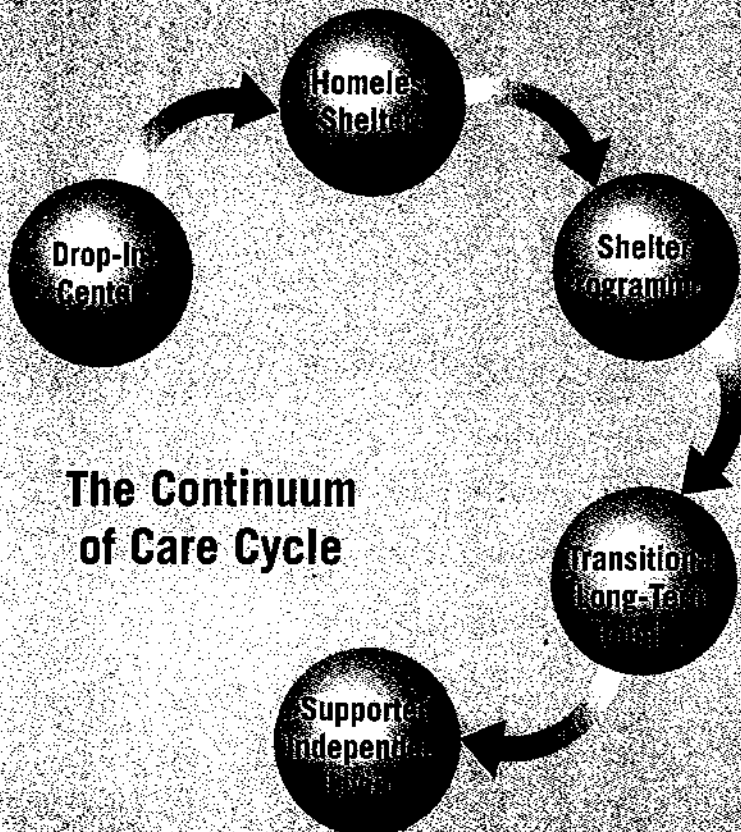
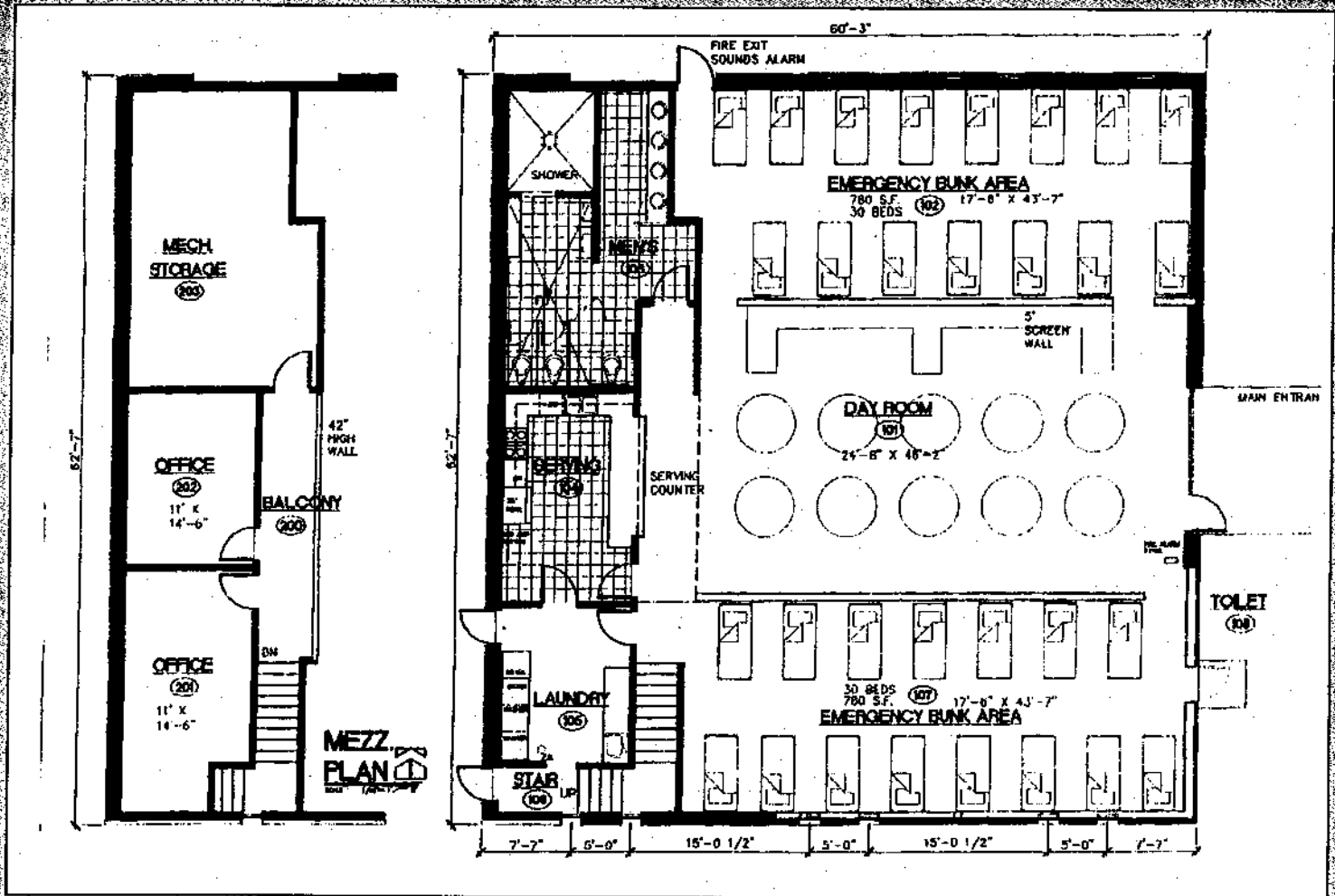
## PROJECT DESCRIPTION

**WHAT:** a 24-hour a day walk-in facility open to individuals 18 years of age and older in need of temporary shelter and/or assistance **WHY:** in Lincoln and Lancaster County there is only one overnight shelter for homeless and/or transient men unwilling or unable to address issues contributing to their lack of housing. These individuals are given "crisis shelter" from 9 pm to 7 am at People's City Mission **HOW:** the People's City Mission has purchased a building and 3.5 acres of land to the North of the present Mission. The building can be converted to a 24-hour Homeless Intervention Services Center.

## SITE PLAN



## FLOOR PLAN



## OBJECTIVES

- Access - 24 hours a day, 365 days a year
- Stabilize Clientele
- Assess
- Maintain - do all possible to avoid unnecessary community expense
- Network
- Track and Measure Success Requirements

## PREREQUISITES

- Consensus of Need (Preference?)
- Financial Commitments in Place
- Time Line/Schedule
- Site Preparation

## Mission Guest Profile Changes

- 40+ Years of Age
- Transients
- Alcoholics
- Judeo-Christian "Ethic"
- Basic Education
- Work History & Skills
- Grew Up in an Intact Family

- More Non-Profit Mergers

- Medical Problems
- Government Dependence
- No Family Unit
- History of Abuse
- Sexually Active
- Criminal Record
- Volatile & "Physical"
- Impulsive

## People's City Mission Continuum of Care Program

- 1) Homeless Intervention Service Center
  - A. Homeless Street People
  - B. Transient
  - C. Emergency Shelter
- 2) Emergency Shelter for Families
  - A. Shelter for Abused Women & Families
  - B. Referrals to Human Service Agencies
  - C. Child-Care/Nursery Assistance
  - D. Love Thy Neighbor Transportation
  - E. Medical, Optometry, & Dental Clinics
- 3) Restoration & Renewal Program
  - A. Work Therapy
  - B. Anger Control
  - C. One-on-One Sessions
  - D. Computer Training
  - E. Personalized Goals & Objectives
  - F. Assistance in Finding Jobs
- 4) New Life Program
  - A. Parenting Classes
  - B. GED, Adult Basic Education
  - C. Life Skills
  - D. Job Skills
  - E. Computer Training
  - F. Financial Management
- 5) Transitional Housing
  - A. Men's Shelter Program Graduates
  - B. Family Shelter Program Graduates
  - C. Extended Guests
- 6) Permanent Housing
  - A. Regular Follow-up Contacts
  - B. Assistance in Finding a Church
  - C. Assistance in Overcoming Problems which Arise

- Involuntary
- Unemployed
- No family unit
- No income
- No education
- No skills
- No job
- No housing
- No transportation
- No health insurance
- No legal rights
- No family unit
- No income
- No education
- No skills
- No job
- No housing
- No transportation
- No health insurance
- No legal rights

Internally homeless individuals are normally far beyond the level of care of many community crisis shelters; residency requirements, the inability to function and their legal rights often prevent them from receiving the care they need.

- Involuntary
- Unemployed
- No family unit
- No income
- No education
- No skills
- No job
- No housing
- No transportation
- No health insurance
- No legal rights
- No family unit
- No income
- No education
- No skills
- No job
- No housing
- No transportation
- No health insurance
- No legal rights

all of the above

illegitimate births

lack of parental time

lack of foster care

- Involuntary
- Unemployed
- No family unit
- No income
- No education
- No skills
- No job
- No housing
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Repeated poor choices

Poor attitude

Burned bridges

Past affects present (debt, criminal record)

Conscious poor choices

Does not know "normal"



## PEOPLE'S CITY MISSION

Serving Men, Women and Children since 1907

110 "Q" Street, Lincoln, NE 68508 (402) 475-1303

Web: [www.peoplescitymission.org](http://www.peoplescitymission.org) • Email: [pcitymission@neb.rr.com](mailto:pcitymission@neb.rr.com)

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